

March 17, 2019

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PLANNING BOARD  
GRAFTON, MA

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Grafton Planning Board  
Town of Grafton  
Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

**RE: *Brigati Village LLC located at 41 Church Street and 14 West Street: Proposed construction of a 57-unit Multi-Family Residential development***

In advance of the Public Hearing on Monday, March 25, 2019, commencing at 7:30 p.m. in Conference Room A at the Grafton Memorial Municipal Center, and any preceding or subsequent hearings regarding the above referenced application for special permit and site plan approval, kindly consider the following concerns outlined below.

*As an owner of a property abutting directly adjacent to most southern property line on the site plan, the following items are particularly related to this section of the site plan:*

- **Identify and Include Abutting Properties on the Site Plan Drawings that are Closely and Directly Adjacent to Site Plan Property Lines:**  
The Site Plan lacks inclusion of abutting properties that are closely and directly adjacent to site property lines. These particular properties should be drawn in to scale. The absence of having existing adjacent properties drawn within the plan creates an absence of adequately assessing potential risks and exposures of the plan as related to abutting properties. In addition, it is equally difficult to adequately address visual aesthetic qualities. Ultimately, the concern should be viewed as part of the responsibility required for protection of the legitimate interest of adjoining property owners.
- **Landscaping, Buffering, and Screening:**  
The current site plan does not appear to address landscaping, buffering and screening around the property perimeter. The 57 unit MFR development will abut a privately owned condominium complex, and screening along the property line perimeter should be required to protect the welfare, privacy, and safety of abutting property owners. The nature of screening, type of material, height, and density should be identified, with special concern to preserve continued visual access of surrounding nature.

Further, the site plan Tree and Planting Schedule does not appear to include new plantings for areas of buffering along the perimeter of the property, particularly where existing close abutting properties are located. The visual impact warrants consideration, given site elevation, 2-story height of proposed buildings, and close proximity. In addition to consideration of additional plantings for these particular abutting areas, best practice should include a plan for identifying, preserving and protecting as many existing trees and vegetation as possible in these areas.

To follow on the preceding point, there is particular concern with the most southern section of on the site plan. This section of the plan includes nearly 40% of the 57 MFR units along a 350' paved spur drive that ends with a paved emergency vehicle access (EVA) "T" turnaround, which will be located directly adjacent to an existing privately owned condominium property. There is little to no setback or buffering shown beyond the EVA "T" as it appears in very close proximity to the property line (running east and west). Further, the EVA "T" appears to have little to no common useable land beyond its curb. Considering its planned location is directly abutting an existing residential property, the impact of this current site plan design will undoubtedly create a negative impact on the adjacent property, affecting its visual appeal, property values, as well as the welfare, safety, and privacy of its property owners. If the design will not be re-considered, then at a minimum effective visual buffering and suitable means of screening is imperative for this section of the plan.

- **Run-off, Drainage, and Fire Hydrant: *Most southern section of site plan-***

The disturbed area of the south section of the plan raises concerns regarding water run-off and drainage. Though the site generally ascends from north to south, it begins to slightly slope down at the southern most property line toward the existing adjacent property. Drainage was noted on the site plan at the southeastern side of the EVA "T", however the question remains as to how its adequacy is properly assessed prior to clearing trees and vegetation in this section, as well as leveling certain higher slopes (e.g. southwestern corner). Considering the southern section of the site plan will include 40% of the 57 MFR units along a paved spur drive, each unit having a paved driveway, additional paved parking lot spaces, and ending at a paved EVA "T", it again appears to call for greater tree and vegetation buffering in this area to mitigate run-off. Additionally, a fire hydrant is proposed at the far south side of the site (running east and west), located at or near the stonewall intersection of the property lines. It is unclear in which direction the fire hydrant is, and how it will drain. The concern is to ensure that the development of one lot will not cause detrimental drainage to another lot.

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**Additional Concerns**

- **Environmental – Trash:** There was no mention of trash storage and removal on the site plan. Clarification is necessary on method of storage and removal. Further, if trash dumpsters are planned, then locations should be identified on the site plan. They should be located away from abutting properties and include visual buffering and screening.
- **Historical & Natural Features, Existing Stonewalls - *Most southern section of site plan:*** Given an existing historic stonewall appears at the property line, it would not seem necessary to remove any of it. Please clarify on the matter.
- **Snow Removal - *Most southern section of site plan:*** Two snow storage areas were noted on the site plan located toward the north side of the property. Please confirm snow removal procedures and storage locations for the spur drive (buildings 7-10), and EVA “T” turnaround.
- **Lighting - *Most southern section of site plan:*** The lighting plan on the site plan does not address lighting type, quantity, height, position and watts/lumens for the south section, please clarify.

**Construction-Related Concerns:**

- **Time-line:** Provide clarification on the time-line for construction including site prep and whether phases are planned.
- **Hours:** Hours and days for hauling were noted on the application related to traffic patterns, however hours and days for site prep and construction of the project were not noted, please clarify.
- **Noise:** Provide clarification on plans for noise control during construction, maximum dBA acceptable at boundaries of the site, and established days and hours.
- **Construction – Stockpile locations:** Provide clarification on number, size, and location of stock piles.

Respectfully,  
Denise Galante